185.A	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	754,300	/	754,300
USE VALUE:	754,300	/	754,300
ASSESSED:	754,300	/	754,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIVOLSI CONSTANTINO A--ETAL
Owner 2:	LIVOLSI JULIA C/TRUSTEES
Owner 3:	
Street 1:	29 HATHAWAY CIR
Street 2:	JULIA C LIVING TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,626 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Wood Shingle Exterior and 2031 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7626.000	300,200		454,100	754,300
Total Card	0.175	300,200		454,100	754,300
Total Parcel	0.175	300,200		454,100	754,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.43 | /Parcel: 371.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131324

GIS Ref

GIS Ref

Insp Date 08/03/18

!14385!

PREVIOUS ASSESSMENT

Parcel ID 185.A-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,200	0	7,626.	454,100	754,300	754,300	Year End Roll	12/18/2019
2019	101	FV	226,800	0	7,626.	454,100	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	233,000	0	7,626.	382,800	615,800	615,800	Year End Roll	12/20/2017
2017	101	FV	233,000	0	7,626.	350,300	583,300	583,300	Year End Roll	1/3/2017
2016	101	FV	233,000	0	7,626.	298,400	531,400	531,400	Year End	1/4/2016
2015	101	FV	227,300	0	7,626.	259,500	486,800	486,800	Year End Roll	12/11/2014
2014	101	FV	227,300	0	7,626.	240,000	467,300	467,300	Year End Roll	12/16/2013
2013	101	FV	227,300	0	7,626.	228,400	455,700	455,700		12/13/2012

PRINT

Date	Time
12/11/20	04:14:35

LAST REV

Date	Time
12/09/19	15:33:21
mmcmakin	
14385	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTINO LIV	1118-81		10/27/1993		100	No	No		F

USER DEFINED

Prior Id # 1:	131324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Meas/Inspect	BS	Barbara S
10/16/2008	Meas/Inspect	355	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
1/7/2000	Meas/Inspect	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626		Sq. Ft.	Site		0	70.	0.85	7									454,147						454,100	

Total AC/HA: 0.17507 | Total SF/SM: 7626 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,147 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23790598
Const Adj.:	0.99989998
Adj $ / SQ:	167.101
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435116
Depreciation:	134886
Depreciated Total:	300230

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

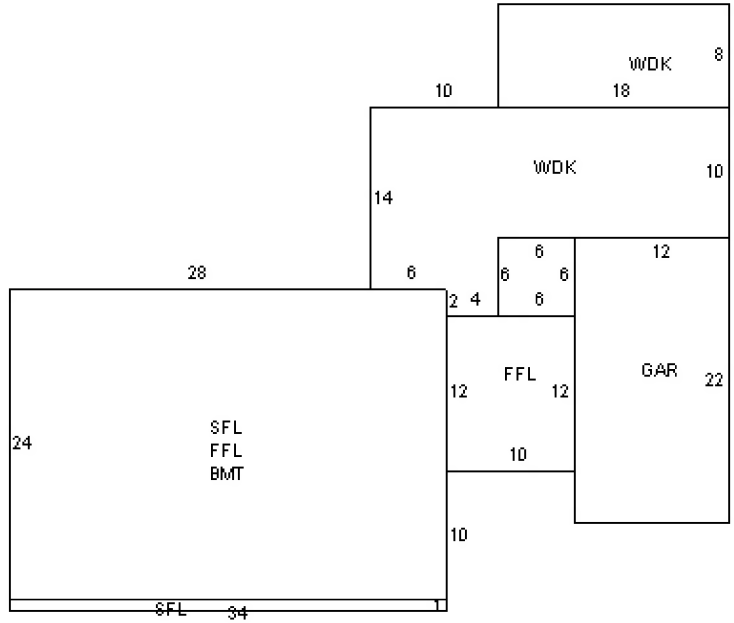
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.10
Special Features:	0	Val/Su Net:	89.93
Final Total:	300200	Val/Su SzAd	168.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	167.100	156,406
SFL	Second Floor	850	167.100	142,035
BMT	Basement	816	59.910	48,883
WDK	Deck	472	8.120	3,832
GAR	Garage	264	24.470	6,459

Net Sketched Area:	3,338			Total:	357,615
Size Ad	1786	Gross Are	3338	FinArea	2031

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	